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THE PARK WEST TENANT

THE NEW MCI RENT INCREASE

Our landlord, PWV Acquisition LLC, has recently filed for a Major Capital Improvement (MCI) rent increase in the three Columbus Avenue buildings for the installation of a new roof, water tank, boiler, elevator upgrading and hallways/flooring.

What is an MCI rent increase? According to the State Division of Housing & Community Renewal (DHCR), when owners make improvements or installations to a building, they may be permitted to increase the rent based on the actual, verified cost of the improvements. This is called a Major Capital Improvement (MCI). To qualify as an MCI, the improvement or installation must (1) meet depreciation standards of the Internal Revenue Code other than for ordinary repairs; (2) be for the operation, preservation and maintenance of the building; (3) directly or indirectly benefit ALL tenants; and (4) meet the requirements set forth in the DHCR's useful life schedule.

To be eligible for a rent increase, the MCI must be a new installation and not a repair to old equipment. For example, an owner may receive an MCI increase for a new boiler or a new roof but not for a repaired or rebuilt one. (For more details and information on MCI's, visit <http://www.housingnyc.com/html/resources/dhcr/dhcrII.html>.)

What's being done? As soon as the Park West Village Tenants Association (PWVTA) became aware of the notices, we sought the advice of an attorney who suggested two immediate actions that should be taken: (1) file for an extension of time (because the MCI rent increase must be responded to within 30 days after tenants receive it); and (2) file a request to the DHCR for a copy

of the MCI application, pursuant to the Freedom of Information Act. The PWVTA Executive Committee authorized retaining a law firm for the limited purpose of accomplishing those two things. At the next PWVTA board meeting on Monday, February 14, the Board will decide which law firm to hire for the MCI case, as well as decide on which engineering firm to hire to examine the work.

What you can do? On behalf of all of the PWVTA members in the Columbus Avenue buildings, the PWVTA will respond to the DHCR on each of the items for which the rent increase is requested. To do this, we need information from tenants regarding any problems experienced with the elevators, the roof, the boiler or water tank. Be sure to include the date, time and place for the occurrence as well as a brief description of the incident. This information will be helpful in countering the major capital improvement claim.

If you have already sent in a response to DHCR (or plan to respond on your own), please provide the Tenants Association with a copy by mailing it to PWVTA, P.O. Box 20339, Park West Finance Station, New York, New York 10025-0339.

LEASE RENEWALS

Not only new tenants are in a position to file rent overcharge complaints. Rent increases become effective only when a lease renewal has been signed by both parties. If PWV Acquisition did not return your signed renewal lease, but you were charged a lease renewal increase, you may be in a position to file a rent overcharge complaint with the DHCR. If you have any questions about this, please call the PWVTA hotline at 212-662-2610.

NOTABLE NEIGHBORS OF PWV

PWVTA is pleased to announce a new column in our newsletter. We want to recognize and honor our neighbors and their notable achievements. The column will be titled Famous/Notable Neighbors of Park West Village. We should note that PWV has had many famous neighbors over the years. The illustrious basketball star, Wilt Chamberlain resided in 372 CPW, famed actress, Claudia McNeil and newscaster, Bob Teague, both resided in 400 CPW. Several renowned musicians over the years, drummer Max Roach and singer/actress Abbey Lincoln resided in 788 Columbus Avenue. Alfred Kazin, an author lived in 792 Columbus Avenue

We would like to invite all of our neighbors to suggest possible neighbors for this column. The newsletter committee will select an individual from the pool of nominees submitted. This individual will be featured with their many accomplishments highlighted in our next issue. We are quite excited to kick off this new feature article. If you would like to nominate one of our talented neighbors to be honored, please contact Donna Rainford at PWVTA, P.O. Box 20339, Park West Finance Station, New York, NY 10025.

MCS ARREARS IN 382

Rent stabilized tenants in 382 Central Park West have received letters from management requesting that they pay arrears that have been appearing on their rent bills. These arrears reflect a charge for an MCI submitted by Helmsley many years ago. **No arrears for the MCI should be paid.**

PARK WEST VILLAGE
TENANTS' ASSOCIATION
HOTLINE 662-2610

CONTRIBUTORS THIS ISSUE:

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COLUMBUS AVENUE EVENTS

FEBRUARY

- 12 (Sat)** **GATES** Unfurled. 7500 saffron panels will hang over 23 miles of paths in Central Park through Feb. 27
- 13 (Sun)** **AFRICAN AMERICAN STORYTELLER** Thelma Ruffin Thomas at 11 am service, Trinity Lutheran, 164 West 100 St.
- 13 (Sun)** **MUSIC FOR ORGAN & BRASS.** Barbara Bruns on von Beeckerath organ with Morganmusik Chamber Brass. 4pm St. Michael's Church, 225 W. 99th on Amsterdam. 212-222-2700.
- 21 (Mon)** **WINE TASTING.** a dozen New Zealand wines including the inimitable sauvignon blanc will be elucidated. Complimentary dishes served. Bistro Ten 18, 1018 Amsterdam Avenue (110th) 7-9pm \$32 Reservations (212) 662-7600 or for into www.bistroten18.com

ONGOING EVENTS

One Stop Senior Services, 747 Amsterdam, STOP & GO!!! Hatha Yoga, 11am Tue's.
Nurses take vital signs the last Tue of each month. 212-864-7900.

Trinity Church, 164 West 100th St. Youth Art Program every Saturday from 12pm - 1:30 pm; Creative Learning Center Wed & Thurs. 3-6; ESL Tues & Wed 6:30-8:30 Free (212) 222-7045

Cathedral Church of St. John the Divine. Amsterdam Ave. (112th St.) Tours, Family Papermaking Workshop, Medieval Birthday Parties. For reservations and times, call 212-932-7347

Bloomingdale Branch Library. 150 W. 100th St. Amst. & Col. Children's Web Class; Film Series.
Call for dates & times, 212-222-8030

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PLEASE RETURN THIS MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE or MAIL TO:

**Park West Village Tenants' Association, PO Box 20339
Park West Finance Station, New York, NY 10025-0339**

Name _____ Building _____ Apt _____ Telephone _____

Please make check payable to PWVTA. Year 2005 membership dues are \$40 and contributions to the legal fund are needed. If you are unable to pay \$40, please pay what you can. Your membership card will be delivered to you.